



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: March 10, 2005

Case File No./Project Name: LD2005-0004 (Morando Meadows 2-Lot Partition)

Summary of Application: The applicant is proposing a two-lot partition of the subject property. The proposed partition consists of an approximately 5,009 square foot lot in the front (east) and an approximately 5,116 square foot flag lot in the rear (west). Access to both lots is proposed via a 15-foot wide flagpole portion of the rear lot along the north property line. For specific changes please refer to the file located at the Development Services Division, 2nd Floor, Beaverton City Hall.

Due Date for Written Comments: 4:30 p.m. on Tuesday March 29, 2005

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Jennifer Browning **Phone Number:** (503) 526-2247

Facilities Review Committee Meeting Date: Wednesday, March 30, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: Map #1S1-06AB Lot #2200
Site Address: 405 SW 173rd Avenue
Cross Street: SW 173rd Avenue and SW Lisa Street
Zoning: Urban Standard Density (R5)
Neighborhood Association Committee: Triple Creek

Applicable Development Code Approval Criteria: Section 40.45.15.2.C

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.